

Viewing and Application Procedure

In order to view or secure a property advertised by Real Rents Property Management Ltd, it is advisable to arrange a viewing as early as possible. Although we do not operate on a first come first serve basis, the quicker a property is viewed, the more potential you may have in securing the property.

A representative from Real Rents Property Management Ltd will arrange and accompany you for the viewing. If the property is currently tenanted, we will need obtain permission from the existing tenant before agreeing an appropriate appointment.

COVID – 19

We request that a no more than two people view the property at the same time. Viewers are required to wear a face covering. If you, or any member of your household develops any symptoms of Covid-19 in-between arranging the viewing and the day of the viewing, please contact us to rearrange.

Once you've identified a property you would like to rent, we will need any person over the age of 18 that will be residing in the property, to fill in a tenancy application form as soon as possible.

<https://realrents.co.uk/tenancy-application/>

We will put any application forward to the landlord (along with any special conditions) as soon as we have received the application and checked that it meets the landlord's criteria. The landlord will make a decision based on the information provided in the application form, and their decision is final. Real Rents Property Management Ltd facilitate this decision, but do not have the ability to make the decision to proceed with a tenancy.

In the event that there are multiple applications, the landlord will review the applications and will make a decision on which application to proceed with.

If your application is accepted by the landlord, we will ask for a property retainer to be paid (equivalent to one weeks rent), the property will then be taken off of the market and we will begin ordering the references. The referencing company we use ask that you are in full time employment, have no adverse credit history and earn at least 2.5 times the annual rent.

When referencing is complete and acceptable, we'll arrange signing of the tenancy agreement digitally and collect your moving in payment (rent + deposit). This is all arranged by us regardless of whether your property is fully managed or let only.

If for any reason, the landlord makes their decision before all viewings have been carried out, we will endeavour to give as much notice of cancelling a viewing as possible.

